

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, NOVEMBER 19, 2003
12:00 NOON
2 CORAL CIRCLE
MONTEREY PARK, CALIFORNIA 91755**

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1. **Call to Order:**

2. **Roll Call:**

**Severyn Aszkenazy
Henry Porter
Dennis V. Alfieri
Chris Amegatcher
Phillip Dauk
Treneatra Farmer
Felicia Mollinedo
Andrew Nguyen**

3. **Reading and Approval of the Minutes of the Previous Meeting:**
 Regular Meeting of October 22, 2003

4. **Report of the Executive Director**

5. Staff Presentation on Contract Status Report – Byron Ely

6. Staff Presentation on Negotiation with Adelphia Communications for Cable
 Installation at Nueva Maravilla Public Housing Development – Arlene Black

Regular Agenda

7. **Construction Contract for Site and Dwelling Structure Improvements at the
 61st Street Family Housing Development**

 Recommendation: Approve and authorize the Executive Director of the Housing
 Authority to execute a Construction Contract in the amount of \$98,700 to WE
 Construction, Inc. to complete the improvements at 1231-33 East 61st Street, in
 unincorporated Los Angeles. (APPROVE)

- 8. Construction Contract for Rehabilitation of Bathrooms at the Harbor Hills Housing Development**
Recommendation: Approve the award of a Construction Contract, in the amount of \$72,000 to M.L. Construction to complete the seismic retrofit of the family housing development located at 1232-1234 East 119th Street, in unincorporated Los Angeles. (APPROVE)
- 9. Construction Contract for Seismic Retrofit at the 119th Street Family Housing Development**
Recommendation: Approve the award of a Construction Contract, in the amount of \$72,000 to M.L. Construction to complete the seismic retrofit of the family housing development located at 1232-1234 East 119th Street, in unincorporated Los Angeles. (APPROVE)
- 10. Construction Contract for Dwelling and Structure Improvements at the West Knoll and Palm Senior Housing Developments**
Recommendation: Approve the award of a Construction Contract in the amount of \$954,000 to Torres Construction Corporation, to complete dwelling and structure improvements at the West Knoll and Palm senior housing developments, located at 838 North West Knoll Drive and 959 North Palm Avenue, in the City of West Hollywood; and authorize the Executive Director of the Housing Authority to execute the Construction Contract and all related documents, to be effective after issuance of the Notice to Proceed, which will not exceed 30 days following the date of Board approval. (APPROVE)
- 11. Resolutions Approving Issuance of Multifamily Housing Mortgage Revenue Bonds for Senior Development in Hacienda Heights Area of Unincorporated Los Angeles County**
Recommendation: Adopt and instruct the Chairman to sign a Resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority of the County of Los Angeles, in an amount not exceeding \$5,500,000, to assist Hacienda Senior Partners, L.P. (the Developer) finance the site acquisition and construction of Harmony Creek Senior Housing, a 75-unit affordable senior rental development, to be located at 15554 Gale Avenue in Hacienda Heights area of unincorporated Los Angeles County; adopt and instruct the Chairman to sign a Resolution declaring an intent by the Developer to undertake financing, in an amount not exceeding \$5,500,000, for site acquisition and construction of Harmony Creek Senior Housing; and authorize the Executive Director of the Housing Authority to submit an application to the California Debt Limit Allocation Committee for a private activity bond allocation in an aggregate amount not exceeding \$5,500,000, for the purposes described above. (APPROVE)
- 12. Award One-Year Contracts to Provide Countywide Relocation Services**
Recommendation: Approve and authorize the Executive Director of the Community Development Commission, on behalf of the Housing Authority of the County of Los Angeles, to enter into administer and execute one-year Contracts for Consulting Services with Overland, Pacific & Cutler Inc. Universal Field Services Inc. O & I

Incorporated, Epic Land Solutions Inc., Paragon Partners Ltd., and Del Richardson & Associates Inc., the aggregate amount of which will not to exceed \$375,000 per year, to provide relocation consulting services on a project-by-project basis for federal-, state-, or locally-funded housing rehabilitation projects throughout the County of Los Angeles, to be effective following approval as to form by County Counsel and execution by all parties. (APPROVE)

- 13.** Opportunity for Members of the Public to Address the Commission on Items of Interest that are Within the Subject Matter Jurisdiction of the Commission.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday at the above address. Access to the agenda and supporting documents are also available at the above website.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, October 22, 2003

Digest of the meeting. The minutes are being reported seriatim. A taped record is on file in the central office.

The meeting was called to order by Chairman Severyn Aszkenazy at 12:25 p.m.

ROLL CALL	<u>Present</u>	<u>Absent</u>
Dennis V. Alfieri		X
Phillip Dauk	X	
Severyn Aszkenazy	X	
Henry Porter, Jr.	X	
Andrew Nguyen	X	
Chris Amegatcher	X	
Treneastra Farmer	X	
Felicia Mollinedo		X

PARTIAL LIST OF STAFF PRESENT:

Bobbette Glover, Assistant Executive Director
Emilio Salas, Director, Administrative Services
Maria Badrakhn, Director, Housing Management Division
Carolina Romo, Manager, Housing Management Division
Kevin Fulton, Manager, Housing Management Division
Esther Keosababian, Assistant Director, Housing Management Division
Marie Quon-Hom, Assistant Director, Assisted Housing Division

READING AND APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

On Motion by Commissioner Porter and seconded by Commissioner Farmer, the Minutes of the Regular Meeting of October 22, 2003 were approved by the Housing Commissions.

Agenda Item No. 4 – Report of the Executive Director

Bobbette Glover announced that Supervisor Antonovich's staff has spoken to Commissioner Alfieri about his intention to resign. Although the official resignation has not been received, they are moving forward to identify a new Commissioner. Supervisor Molina has selected someone to replace Commissioner Bernal. The official appointment is pending.

Ms. Glover reported the Housing Commission agenda has a new format that provides a brief summary of each regular agenda items. This is a requirement of the Brown Act.

Maria Badrakhan announced that HACoLA would receive a funding award of \$496,750 through the efforts and assistance of Congresswoman Hilda Solis. The Housing Authority will use the funds to purchase security cameras and surveillance equipment for the public housing sites.

Ms. Badrakhan introduced Bruce Horne, Property Supervisor for the North County area. Mr. Horne reported that Lancaster Homes has 120 units for senior citizens, and only one vacancy. The Lancaster Homes site is not public housing, but is bond-financed affordable housing. He introduced Richard Bosek, Maintenance Supervisor and Vivian Burch, Resident Manager.

There is a high rate of resident participation in the activities held there. The seniors have bake sales and many other fundraisers. Many of them take advantage of the Meals on Wheels program. The University of California Cooperative Extension is working with the seniors in the garden areas. Staff is currently pursuing a service agreement with California State University, Bakersfield to develop computer classes for the seniors.

Agenda Item 5 – Staff Presentation on Site Conditions at 11431-11463 S. Normandie Avenue.

Carolina Romo, Manager, reported that overgrown tree roots along the front of the property had broken sidewalk, creating a walking hazard, and had also caused plumbing problems. Staff thanked Commissioner Porter for his assistance with the County Department of Public Works (DPW). DPW removed the tress and repaired the sidewalks. The neighboring church responded to our request to have weeds abated on their property behind our site.

Agenda Item No. 6 – Staff Presentation on Negotiations with Adelphia Communication for Cable Installation at Nueva Maravilla Public Housing Development

Agenda Item No. 6 will be deferred at the next Housing Commission meeting.

Agenda Items No. 7 and 8 – Approve Revised Housing Commission 2003 and 2004 Meeting Schedules

On Motion by Commissioner Porter and seconded by Commissioner Farmer, the Revised Housing Commission 2003 Meeting Schedule and the 2004 Meeting Schedule were approved with the following changes: November 26, 2003 to November 19, 2003 and November 24, 2004 to November 17, 2004. The approved meeting schedules will be posted on the website and distributed at the housing sites.

NO ACTION TAKEN
CONTRACTOR WITHDREW BID
CONSTRUCTION CONTRACT FOR EXTERIOR REPAIR AND PAINTING OF
BUILDINGS AT VARIOUS SCATTERED HOUSING SITES
AGENDA ITEM NO. 9

On Motion by Commissioner Amegatcher, seconded by Commissioner Porter and unanimously carried the following was approved by the Housing Commission:

APPROVE AGREEMENT WITH THE HOUSING AUTHORITY OF CITY OF SANTA
MONICA FOR THE COUNTY HOUSING AUTHORITY TO PROCESS CRIMINAL
BACKGROUND CHECKS OR HOUSING APPLICANTS FOR THE SECTION 8 HOUSING
CHOICE VOUCHER PROGRAM
AGENDA ITEM NO. 10

1. Recommend that the Board of Commissioners approve and authorize the Executive Director of the Housing Authority of the County of Los Angeles (County Housing Authority) to execute an agreement with the Housing Authority of the City of Santa Monica (Santa Monica Housing Authority), presented in substantially final form, under which the County Housing Authority will transfer criminal background information from the County Sheriff's Department to the Santa Monica Housing Authority, to assist the City in screening applicants for its Section 8 Housing Choice Voucher Program,. Effective on the date of Board approval and continuing until terminated by either party.
2. Recommend that the Board of Commissioners authorize the Executive Director to execute amendments to the agreement to periodically adjust fees and revise the scope of services to facilitate the transfer of criminal background information, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to execute agreements with other housing authorities, using the form of the attached, to facilitate the transfer of criminal background information, following approval as to form by County Counsel.

**On Motion by Commissioner Dauk, seconded by Commissioner Porter and
unanimously carried the following was approved by the Housing Commission:**

EMPLOYEE MEDICAL PLAN CHANGES (ALL DISTRICTS)
AGENDA ITEM NO. 11

1. Recommend that the Board of Commissioners authorize the Executive Director to fund, with the Community Development Commission of the County of Los Angeles, the difference between Commission employee contributions and the actual cost of group insurance programs with Kaiser Health Plan (Kaiser), Blue Shield Health Maintenance Organization (HMO) and Blue Shield Point-of-Service (POS), at an additional estimated cost of \$79,921, using funds included in the approved Fiscal Year 2003-2004 budget and funds to be approved through the Fiscal Year 2004-2005 budget process of the Housing Authority and the Commission..
2. Recommend that the Board of Commissioners authorize the Executive Director to take any and all actions for the purpose described above.

Commissioner Porter reported that several Commissioners attended two training workshops that were very informative. The topics were: the Ralph M. Brown Act and Empowering Commissioners.

The next scheduled meeting of the Housing Commission will be held at 2 Coral Circle, Monterey Park, on Wednesday, November 19, 2003 at noon.

On Motion by Commissioner Porter, the Regular Meeting of October 22, 2003 was adjourned at 1:30 p.m.

CARLOS JACKSON
Secretary –Treasurer